



CITY OF ROCKLIN
MINUTES OF SPECIAL MEETINGS
OF THE
ROCKLIN CITY COUNCIL
AND
ROCKLIN REDEVELOPMENT AGENCY

MONDAY, JANUARY 6, 1997

TIME: 5:00 P.M.

PLACE: Council Chambers
3970 Rocklin Road

1697

1. The Regular Meeting of the Rocklin City Council convened at 5:10 p.m. Mayor Ken Yorde presiding.

The Regular Meeting of the Rocklin Redevelopment Agency convened at 5:10 p.m. Chairman Yorde presiding.

2. Mayor Yorde led the Pledge of Allegiance.

3. Roll Call:

Councilmembers: George Magnuson, Connie Cullivan, Peter Hill,
Kathy Lund, Mayor Ken Yorde

Agency Members: Mr. Magnuson, Mrs. Cullivan, Mr. Hill, Mrs. Lund,
Chairman Yorde

City Personnel: Carlos A. Urrutia, City Manager
Sabina D. Gilbert, City Attorney
Terry Richardson, Comm. Dev. Director
Archie Moosakhanian, City Engineer
Cindy Schaer, Econ. Dev. & Housing Mgr.
Sandra Davies, City Clerk

Agency Personnel: Carlos Urrutia, Executive Director
Rex Miller, Finance Officer
Sandra Davies, Secretary

Commissioners: None

PUBLIC HEARING:

4. Continued from December 10, 1996

Resolution No. 97-1 of the City Council of the City of Rocklin Implementing the Placer County Countywide facilities Impact Fees

City Manager Carlos Urrutia introduced the issue and presented a brief history.

County Executive Officer Don Lunsford presented County information and gave a brief background and overview of the material provided.

Council discussed the issues and clarified the Rocklin's fee would be 50% in 1997, 100% in 1998, and that all jurisdictions would collect fees.

Mayor Yorde opened the Public Hearing.

Bruce Howdeshell from the BIA made comments relating to the State budget, property tax, and the shift of property tax.

There being no further public comment, Mayor Yorde closed the Public Hearing.

Council made comments and discussed the following issues:

- who is to pay for growth
- new growth pays own way
- inequitable tax per citizen
- implementation of impact fees
- additional growth to be paid by developer
- cooperative effort between City and County for County facility

It was proposed that the document be changed to read "at least 75%" on page 2 under Section 2. D.

Motion to make the proposed change by Councilwoman Lund, seconded by Councilwoman Cullivan. Passed by the following vote:

Ayes:	Lund, Cullivan, Hill, Magnuson, Yorde
Noes:	None
Absent:	None
Abstain:	None

Motion to approve the resolution as amended by Councilman Hill, seconded by Councilman Magnuson. Passed by the following vote:

Ayes:	Hill, Magnuson, Cullivan, Lund, Yorde
Noes:	None
Absent:	None
Abstain:	None

5. Rocklin Redevelopment Plan Amendment - Continued from December 10, 1996

Mayor Yorde stated that the Redevelopment Agency held a public hearing on November 12, 1996 and received testimony. The public hearing was left open only for testimony from Placer County officials. The hearing was then continued to December 10, 1996 and then continued to January 6, 1997. There have been discussions between the City Manager and County officials and I would now like to introduce Carlos Urrutia, City Manager to give a presentation explaining these discussions.

City Manager Carlos Urrutia stated that the City Council continued the Redevelopment Plan Amendment hearing to allow City staff time to work with Placer County staff to resolve it's concerns over the impacts of the Redevelopment Plan Amendment. City and County staff have reached agreement on a plan which would address Placer County's concerns.

Generally, Placer County was concerned over the total amount of tax increments captured by the Agency over the life of the project. They were also concerned about the impact of the Redevelopment Plan on County Facilities. Further, the County wanted to address a long-term dispute about the existing Pass-through Agreement which is silent on the issue of interest to be paid by the Agency on the outstanding amount owed to the County.

Staff proposes that the following six actions be taken to address County concerns:

1) The City or the Agency will provide space for a 12,000 square foot building pad to Placer County to construct, at County expense, a building in the Civic Center Complex. The City's obligation will occur not sooner than ten years after adoption of the Redevelopment Plan Amendment and only after construction of the Civic Center Master Plan Complex. The County will have the right to connect to infrastructure and to use parking lots constructed by the City in conjunction with the Civic Center Complex at no extra charge. Provided, however, that Placer County may proceed with construction of said building after the ten year period, if Placer County constructs the requisite infrastructure and sizes said infrastructure to accommodate future development plans of the City. In this case, the City will agree to reimburse Placer County for such infrastructure and parking facilities costs when and if the City proceeds with construction of the Civic Center Complex. Said 10-year period may be waived by mutual consent of both agencies.

If the City or Redevelopment Agency has not built the Civic Center Master Plan Complex in the tenth year, County will have the option of waiting until the complex is built or, if property value increments within the amendment area have grown at the average of 6% per annum or greater, the Redevelopment Agency will

provide the County one acre of land within the project area with immediate access to public utilities and roads. County will comply with all development standards applicable to the Civic Center area or to the zoning and development standards applying to any parcel provided by the City or Redevelopment Agency for construction of said building. City will waive all City imposed fees associated with construction of said building. County will be responsible for any costs associated with utility connections and for all fees charged by other agencies not under the City's jurisdiction.

2) Agency will assist Placer County with development and/or replacement of low and moderate income housing with an initial transfer of 20% of funds currently existing in the Rocklin Redevelopment Area Low and Moderate Income Housing Fund provided that up to \$350,000 of the current balance in the Low and Moderate income housing Fund will be transferred if the Agency and the County determine that the Community Redevelopment Law allows for such a transfer. Current balance is just over \$1 Million. In addition, the Agency will pledge 20% of future housing fund revenues for the life of the project if legal under redevelopment law. Such payments would have to comply with the requirements of the Community Redevelopment Law.

3) Agency will agree to amend the existing pass through agreement to provide for a payment of interest at the rate of 4% per annum on the balance remaining to be paid to the County.

4) To the extent that redevelopment tax increments are used to finance regional traffic facilities, including Sierra College Interchange and the Rocklin Road Interchange, which would otherwise be financed via a contribution from affected agencies, whether in the form of public funds or developer contributions, the portion of tax increment used which would have gone to Placer County absent tax increment financing, less the 20% used for housing, would be credited as if the County had contributed that amount.

5) The City will consider the County's request to allow Placer County to impose Placer County Facility impact fees City wide, subject to the fee, as adopted by the Placer County Board of Supervisors, being imposed upon development in Placer County, the City of Roseville, and the City of Lincoln, provided that such fees would not apply to Oracle Corporation complex approved by the City in December of 1996. The County will agree to defend and to hold the City and the Agency harmless from any action brought against the City or the Agency as a result of agreeing to the imposition of the fee by Placer County. Should the City fail to act affirmatively on the adoption of the fee on January 6, 1997, the City will postpone action on the Redevelopment Plan Amendment until the fee issue is resolved.

6) The Agency and the City will agree to impose a cap on total increments to be received from the amendment area of \$275,000,000.

A written agreement would be complete by the second reading of the ordinance. If the agreement is not complete then the public hearing could be re-opened.

Mayor Yorde stated that we would now hear any statement or testimony from County officials. Please identify yourself and state whether you have been previously sworn.

Don Lunsford, County Executive Officer, stated that he had not been sworn.

The Court Report administered the oath to Mr. Lunsford.

Don Lunsford stated that the County is in concurrence with what Mr. Urrutia just outlined and that the written document would be in place by the 14th.

Gordon Havens, 4035 Kannasto Street, stated that he had been previously sworn and had a question.

It was determined that his question had to do with the previous agenda item #4.

Mayor Yorde stated that there had also been ongoing discussions with the school districts and introduced Cindy Schaer, Economic Development and Housing Manager to give a presentation explaining the discussions.

Cindy Schaer stated that she had been previously sworn. She went on to say that on September 30, 1996 a number of consultation meetings were held by City staff, consultant, and special counsel with the various affected taxing agencies. One meeting was held with representatives from Rocklin Unified School District, Placer Union High School District, Loomis Elementary School District and Placer County Office of Education. At this meeting discussion focused upon the impacts of redevelopment to the school districts, new laws regarding pass through of tax increments, projects the City/Agency have previously constructed which benefit the schools, and a proposed resolution regarding a pass through agreement. A meeting was also held with Sierra College and followed the same discussion.

Ms. Schaer briefly described from the resolution Section 1. relating to the 60 day turn around time from receipt of the tax increment monies and distribution to the schools, Section 2. relating to procedures to be followed with respect to requests made by the Agency to the Schools pursuant to Health and Safety Code Section 33606.5(e), and Section 3. relating to the total tax increment revenues generated and potential funding of school facilities.

Mayor Yorde stated that although the public hearing for the schools has been closed an opportunity for input from school representatives will be provided during consideration of the respective resolution.

Mayor Yorde continued that at the November 12, 1996 hearing input was received on the Redevelopment Plan Amendment and Final Environmental Impact Report. I would now like to introduce Stephen Peck, Redevelopment Consultant to give a presentation explaining the responses to this input.

Stephen Peck made comments relating to the letter received from Vincent H. Sponholz, the changes made to the EIR, and the recommended additional changes to the Final EIR.

Mayor Yorde called for a recess at 6:20 p.m. and reconvened the meeting at 6:30 p.m.

Mayor Yorde closed the public hearing stating that Council may reopen the hearing at the next meeting for the limited purpose of discussing County comments, if necessary, on the planned amendment. He then introduced Iris Yang.

Iris Yang, Special Counsel, described the procedure to be followed after the hearing is closed.

Mayor Yorde stated that since there is no further input, the Agency will now consider and act on the Rocklin Redevelopment Plan Amendment and the certification of the Final Environmental Impact Report on the Amendment.

- A. Resolution No. 97-114 of the Redevelopment Agency of the City of Rocklin, California, Approving and Adopting Rules Governing Participation by Property Owners and the Extension of Reasonable Preferences to Business Occupants in the Added Area for the Rocklin Redevelopment Project

Motion to approve by Councilwoman Lund, seconded by Councilman Magnuson. Passed by the following vote:

Ayes:	Lund, Magnuson, Cullivan, Hill, Yorde
Noes:	None
Absent:	None
Abstain:	None

- B. Resolution No. 97-115 of the Redevelopment Agency of the City of Rocklin, California, Certifying the Completion of the Final Environmental Impact Report for the Proposed Rocklin Redevelopment Plan Amendment,

Adopting a Statement of Findings, Facts and Overriding Considerations
and Adopting a Mitigation Monitoring Program

Motion to approve by Councilwoman Lund, seconded by Councilman
Magnuson. Passed by the following vote:

Ayes: Lund, Magnuson, Cullivan, Hill, Yorde
Noes: None
Absent: None
Abstain: None

- C. Resolution No. 97-116 of the Redevelopment Agency of the City of
Rocklin, California, Finding That the Use of Taxes Allocated from the
Added Area of the Proposed Rocklin Redevelopment Plan Amendment for
the Purpose of Increasing, Improving and Preserving the Community's
Supply of Low and Moderate Income Housing Outside the Project Area
Will Be of Benefit to the Project

Motion to approve by Councilman Magnuson, seconded by Councilwoman
Cullivan. Passed by the following vote:

Ayes: Magnuson, Cullivan, Hill, Lund, Yorde
Noes: None
Absent: None
Abstain: None

- D. Resolution No. 97-117 of the Redevelopment Agency of the City of
Rocklin, California, Expressing Its Intent Pertaining to Payments Required
to be Made to Certain School Districts and Requests for Subordination of
Such Payments to Other Indebtedness Relating tot he Rocklin
Redevelopment Plan Amendment

Motion to approve by Councilman Magnuson, seconded by Councilwoman
Cullivan. Passed by the following vote:

Ayes: Magnuson, Cullivan, Hill, Lund, Yorde
Noes: None
Absent: None
Abstain: None

- E. Resolution of the Redevelopment Agency of the City of Rocklin,
California, Approving and Authorizing the Execution of an Agreement
Among the City of Rocklin, the Redevelopment Agency of the City of
Rocklin, and the County of Placer

Council continued this item to January 14, 1997.

- F. Resolution No. 97-2 of the City Council of the City of Rocklin, California, Making Findings as to the Final Environmental Impact Report for the Proposed Rocklin Redevelopment Plan Amendment and Adopting a Mitigation Monitoring Program

Council amended paragraph (c) of item 4. Environmental Impact on page 7 to read, "Streets and other circulation improvements shall be designed and constructed to support transit where feasible".

Motion to approve as amended by Councilwoman Lund, seconded by Councilman Magnuson. Passed by the following vote:

Ayes:	Lund, Magnuson, Cullivan, Hill, Yorde
Noes:	None
Absent:	None
Abstain:	None

- G. Resolution No. 97-3 of the City Council of the City of Rocklin, California, Finding That the Use of Taxes Allocated from the Added Area of the Proposed Rocklin Redevelopment Plan Amendment for the Purpose of Increasing, Improving and Preserving the Community's Supply of Low and Moderate Income Housing Outside the Project Area Will Be of Benefit to the Project

Motion to approve by Councilwoman Cullivan, seconded by Councilman Hill. Passed by the following vote:

Ayes:	Cullivan, Hill, Magnuson, Lund, Yorde
Noes:	None
Absent:	None
Abstain:	None

- H. First Reading & Publication: Ordinance No. 753 of the City Council of the City of Rocklin, California, Amending Ordinance No. 549, Approving and Adopting the Rocklin Redevelopment Plan Amendment

Motion to Read By Title Only by Councilman Magnuson, seconded by Councilman Hill. Passed by the following vote:

Ayes:	Magnuson, Hill, Cullivan, Lund, Yorde
Noes:	None
Absent:	None
Abstain:	None

Motion to approve on First Reading by Councilman Magnuson, seconded by Councilwoman Cullivan. Passed by the following vote:

Ayes:	Magnuson, Cullivan, Hill, Lund, Yorde
Noes:	None
Absent:	None
Abstain:	None

- I. Resolution of the City Council of the City of Rocklin, California, Approving and Authorizing the Execution of an Agreement Among the City of Rocklin, the Redevelopment Agency of the City of Rocklin, and the County of Placer

Council continued this item to January 14, 1997.

RESOLUTIONS:

6. Resolution No. 97-4 of the City Council of the City of Rocklin Making Appointments to the Various Committees, Boards and Commissions of the City of Rocklin, Placer County, and Other Agencies

Motion to approve by Councilman Hill, seconded by Councilwoman Lund. Passed by the following vote:

Ayes:	Hill, Lund, Cullivan, Magnuson, Yorde
Noes:	None
Absent:	None
Abstain:	None

Mayor Yorde called for a brief recess at 6:45 p.m. and reconvened the meeting at 6:50 p.m.

REPORTS FROM CITY OFFICIALS:

7. Workshop on Council Meeting Procedures - The City Council will discuss changes to current procedures designed to make council meetings more effective.

Councilman Hill presented information relating to time limits and no time limits on staff presentation, proponent comments, and citizen comments during public hearings. He suggested that the present procedure be modified to make it more equitable to citizens. The staff should be asked to limit their presentations to the essentials of the project and issues of significance. Project proponents should limit their presentation to the essentials of their project and discuss conditions that they disagree with. Council discussed the issues.

The following citizens agreed with Councilman Hill:

- Gordon Havens, 4035 Kannasto Street
- Sylvia Havens, 4035 Kannasto Street
- Roy Ruhkala, 3995 Winding Lane

Council suggested that staff be directed to shorten their presentations.

8. Storm Report

Carlos Urrutia reported that there were no major incidents during the storm and that some staff overtime was accrued by the sandbag operation.

ADJOURNMENT:

9. The Redevelopment Agency Meeting was adjourned at 8:10 p.m. by Chairman Yorde.
10. The City Council Meeting was adjourned at 8:10 p.m. by Mayor Yorde.

Sandra Davies, City Clerk

APPROVED:

Ken Yorde, Mayor